

QUAYLE MEADOWS COMMUNITY REINVESTMENT PROJECT AREA PLAN

DATED SEPTEMBER 15, 2016

Redevelopment Agency of the City of Logan, Utah
Quayle Meadows Community Reinvestment Project Area

INTRODUCTION

1. Pursuant to the provisions of the Community Reinvestment Agency Act (Act), the governing body of the Redevelopment Agency of the City of Logan (Agency) authorized the preparation of a draft community development project area plan by a resolution containing a description or map of the boundaries of the proposed project area; and

2. Pursuant to that resolution the following Project Area Plan has been drafted to meet the requirements of U.C.A. §17C-5-105.

QUAYLE MEADOWS COMMUNITY REINVESTMENT PROJECT AREA PLAN

Definitions

As used in this Project Area Plan:

- A. The term "**Act**" shall mean and include the Community Reinvestment Agency Act as found in Title 17C, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- B. The term "**Agency**" shall mean the Redevelopment Agency of the City of Logan as designated by the City to act as a redevelopment agency.
- C. The term "**City**" shall mean the City of Logan, Utah.
- D. The term "**community**" shall mean the community of the City of Logan, Utah.

Other terms not defined shall have the definitions as are set forth in the Act or when appropriate the definitions set forth in the Logan Land Development Code.

SECTION 1: DESCRIPTION OF BOUNDARIES AND MAP OF THE PROJECT AREA

A boundary description and a map of the Project Area is attached hereto and incorporated herein as Exhibit "A".

SECTION 2: GENERAL STATEMENT OF THE LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT

A. General Statement of Land Uses in the Project Area

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Project Area Plan. A Land Use Map for the Project Area Plan is included as Exhibit "B" and is made a part of this Project Area Plan

The existing uses within the Project Area are: residential and agricultural.

It is expected that the currently permitted land uses in the Project Area will not be directly changed for purposes of effecting the redevelopment of the Project Area. However, the City may propose zoning ordinance amendments in order to aid in or promote redevelopment.

It is expected that the current uses for the Project Area will be affected by redevelopment of the Project Area as follows: A reduction in agricultural uses and an increase in single family residential uses. The City is also anticipating a new school site, a new LDS church, and additional public park space.

B. Layout of Principal Streets in the Project Area

The layout of the principal streets in the Project Area is shown on the Project Area map attached as Exhibit "A" and incorporated herein. The proposed public street network will be constructed to minimum Logan City standards and will connect with 200 West and 1800 North. It is expected that the project, at full build-out, will contribute approximately 2000 daily vehicle trips onto the adjoining City street network. It is not expected that the development of this Project Area will negatively affect existing principal streets.

C. Population Densities in the Project Area

At full build-out, the project area will contain approximately 200 single family residential dwelling units on approximately 95 acres. With an average household size in Logan City of 2.91 individuals per unit, the project will contribute approximately 582 new residents to the area representing an overall population density of 6.1 individuals per acre.

D. Building Intensities in the Project Area

At full build-out, the project area will contain approximately 200 single family residential dwelling units on approximately 95 acres representing a gross density of 2.1 units per acre which is substantially less than the adjoining multi-family areas immediately south of the project area.

SECTION 3: STATEMENT OF STANDARDS THAT WILL GUIDE THE COMMUNITY DEVELOPMENT

A. Statement of Development Objectives

1. Facilitate the development of a new single family residential neighborhood in the broader Bridger Neighborhood in order to help stabilize this area of Logan City and the local Bridger Elementary School.
2. Facilitate a community design that fosters long term home ownership and retention of residents in the area.
3. Promote a coordinated development strategy among the multiple property owners ensuring a consistency in overall density, lots sizes, design and connectivity.
4. Promote a system of green areas, parks and open spaces thereby creating an attractive and appealing residential project.
5. Eliminate environmental deficiencies, including: irregular lot configurations, improper drainage, weeds and excessive vegetation, overcrowding of the land, potential environmental hazards, and underutilized land.
6. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and developers.
7. Provide utilities, curbs, sidewalks, street trees and site landscaping to give the area a new look and to attract new residential construction.
8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide for the stabilization of the Bridger area by introducing a neighborhood comprised of desirable housing choices, lots sizes, and recreational amenities.
10. Provide for compatible relationships among land uses and quality standards for development.
11. Promote more walking and less driving through new development areas, which allow greater opportunity to walk within the Project Area. Provide improved pedestrian circulation systems to allow greater pedestrian access from surrounding areas.

12. Coordinate and improve the public transportation system, including streets and public transit services.

13. Promote cross-accesses between developments.

B. General Design Objectives

Subject to the development objectives and other provisions of this Plan, owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain the highest quality design and development. Each proposal will be considered subject to: (1) appropriate elements of the City's general plan; (2) the design and development standards of the City's land development code; (3) other applicable building codes and ordinances of the City; and (4) a review and recommendation by the appropriate decision-making body to ensure that the development is consistent with this Project Area Plan.

Each development proposal by an owner or a developer will be accompanied by site plans, development data and other appropriate material that clearly describes the extent of the proposed development, including land coverage, setbacks, landscaping, building heights, bulk and designs, off-street parking and loading areas, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in cooperation with the appropriate decision-making body. The particular elements of the design should be such that the overall redevelopment of the Project Area will:

1. Provide an attractive suburban residential environment that promotes a pattern of long term owner occupancy within the Bridger neighborhood;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space and landscape in relation to new development;
4. Provide parking areas for the ancillary uses that are appropriately screened and/or landscaped to blend harmoniously with the area;
5. Provide pedestrian areas that safely link park space and open space with residential areas and neighboring public streets;
6. Provide adequate off-street parking to service the proposed development;
7. Comply with the provisions of this Plan.

C. Specific Design Objectives and Controls

1. Subdivision and Building Design Objectives:

- a. All new buildings shall be designed utilizing a wide range of materials and design elements that are in harmony with the adjoining areas, other new development and consistent with the City's land development code. New buildings and site designs shall be exemplary of the highest design standards.
- b. The design of buildings shall take optimum advantage of available views and topography.
- c. The minimum lot sizes within the Project Area shall be approximately 12,000 square feet and new residential construction shall comply with minimum design standards found in the Logan City Land Development Code.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives:

- a. All open spaces, pedestrian walks and interior drives shall be tree lined and designed as an integral part of an overall site design, properly related to existing and proposed developed areas, topography, views, access and circulation needs, etc.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to new residents for which they are developed.
- c. Landscaped, paved, and accessible pedestrian walks shall be designed to provide connectivity between residential areas, schools, parks, churches and neighboring areas.
- d. The location and design of pedestrian walks shall afford maximum safety and separation from vehicular traffic.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accoutrements, shall be of good appearance, easily maintained, and indicative of their purpose.
- f. All landscapes and open spaces shall be designed and installed to conserve the use of water and where practical, should maximize the use of on-site water for irrigation of open space areas.

3. Parking Design Objectives:

- a. Parking areas shall be designed as an integral part of the overall site design with careful regard to orderly arrangement, topography, and ease of access.
- b. Parking areas shall be adequately landscaped to provide shade and to reduce large expanses of paved areas.
- d. Large parking and service areas adjacent to public streets shall be landscaped as per the City's land development code.

4. Landscape Design Objectives:

- a. A coordinated landscaped design incorporating a continuous and integrated treatment for open space, roads, paths, and parking areas shall be a primary objective.
 - b. Primary landscape treatment shall consist of a variety of plant materials and shade trees as appropriate to the character of the Project Area and as determined by the City and the Agency.
5. Project Improvement Design Objectives:
- a. Public rights-of-way. All streets, sidewalks and park-strips within public rights-of-way shall be approved by the City and shall be consistent with minimum City right of way cross section requirements
 - b. Lighting and signs. All site lighting shall be “dark sky friendly” and all exterior lighting shall be configured to conceal the source of light from public streets. All signage shall be consistent with the City’s land development code.
 - c. Grading. The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.
 - d. Stormwater. All developed areas will provide stormwater improvements consistent with city stormwater and engineering standards.
 - e. Natural and existing site amenities such as streams, rivers, significant stands of trees, topographic features, or wetlands shall be integrated into the overall site design.

SECTION 4: HOW THE PURPOSES OF THE COMMUNITY REINVESTMENT AGENCY ACT WILL BE ATTAINED BY THE IMPLEMENTATION OF THIS COMMUNITY REINVESTMENT PROJECT AREA PLAN

It is the intent of the Agency, with the assistance and participation of private owners, to encourage and promote development in the Project Area by the methods described in this Project Area Plan. Such methods may include financial assistance with installation of critical public infrastructure, providing open space development, and providing other incentives to encourage single family residential development to help stabilize and diversify the housing stock in the area. Private development will be encouraged to undertake new development or redevelopment which will strengthen the tax base of the community in furtherance of the objectives set forth in the Act.

SECTION 5: HOW THE COMMUNITY REINVESTMENT PROJECT AREA PLAN IS CONSISTENT WITH THE LOGAN GENERAL PLAN

This Project Area Plan is consistent with and the proposed development conforms to Logan's General Plan in the following respects:

A. Zoning Ordinances

The property within the Project Area is currently zoned Neighborhood Residential (NR-6). The proposed development is permitted under the current zoning classification of the City. If any zoning changes are required, such changes would be submitted to the City for consideration and approval.

B. Building Codes

The construction of all new buildings and improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with the International Building Codes adopted by the City. All building permits for construction will be issued by the City to ensure compliance with minimum City development standards.

SECTION 6: DESCRIPTIONS OF THE SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECTIVE OF THE PROPOSED COMMUNITY DEVELOPMENT

The objective of the proposed Community Reinvestment Area is the creation of an attractive and desirable, suburban (larger lots), middle income neighborhood that will provide a level of stability within the broader Bridger Neighborhood. The provision of approximately 200 new single family residential dwellings over the life of the project area will infuse a sense of ownership and stability into the local Bridger Elementary School as well as other civic and/or social organizations in the area.

SECTION 7: WAYS IN WHICH PRIVATE DEVELOPERS, IF ANY, WILL BE SELECTED TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND PRIVATE DEVELOPERS CURRENTLY INVOLVED

A. Selection of Private Developers

The Agency has previously adopted Owner Participation Guidelines for all redevelopment projects within the City, which Guidelines permit owners of real property, or tenants having the rights of ownership of real property, a preference in undertaking redevelopment within the Amended Project Area. The Agency contemplates that owners of real property within the Amended Project Area will take advantage of the opportunity to develop their property. In the event that owners do not wish to participate in the redevelopment in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods, and by doing so to encourage or accomplish the desired redevelopment of the Project Area.

B. Identification of Developers who are Currently Involved in the Proposed Community Development

The Agency has been contacted by or has been in contact with some of the current property owners within the Project Area. Some property owners have expressed an interest to participate or become a developer of part of the Project Area, and project submittals have been made by said property owners.

1. Qualified Owners

The Agency shall first permit qualified owners within the Project Area to participate as developers in the redevelopment of the Project Area.

2. Other Parties

Regarding all or any portion of the Project Area, if owners in the Project Area, as described in Subparagraph A above, do not propose redevelopment projects acceptable to the Agency, or do not possess the necessary skill, experience and financial resources, or are not willing or able to appropriately redevelop all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

3. Owner Participation Agreements

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt this Project Area Plan for the Project Area.

SECTION 8: THE REASONS FOR THE SELECTION OF THE PROJECT AREA

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the economic base of the community through one or more new projects which would develop the area in an appropriate manner and broaden the tax base of the community. The Project Area contains a portion of the City that is desirable for redevelopment because of: (1) a general recognition by the owners and the public that the Project Area is under developed and needs assistance if the area is to reach its development potential; (2) a recognition and growing support by property owners that this portion of the City needs the reinvestment of private capital to rehabilitate existing buildings or construct new buildings or infrastructure improvements; and (3) the opportunity to commence a public-private partnership to improve this area of the City.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, including legal staff, redevelopment consultants, and

input from property owners. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage the further development of real property located within the Project Area.

SECTION 9: THE DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

A. Physical Conditions

The Project Area consists of approximately 95 acres of privately owned land as shown on the Project Area portion of the Project Area map. The physical characteristics of the Project Area may generally be classified as that area of the City which is located west of 200 West, east of 550 West, and North of 1800 North, and consisting of agricultural lands, pasture areas, single family residential and open, undeveloped areas.

B. Social Conditions

The reason why this Project Areas is so important is that the broader Bridger Neighborhood contains 2,845 housing units, of which 767 are owner occupied and 2,078 are non-owner occupied. Of the total numbers of housing units, only 504 are detached, single family residential structures while the remaining 2,341 are a mixture of other housing types. This equates to only 27% of the total housing stock in Bridger being owner occupied.

The total population of the Bridger Neighborhood is 8,313 with the largest subgroup being the 18 – 24 age group comprised of 2,076 individuals and representing approximately 25% of the total population. This age group, when coupled with the low rate of owner occupancy, is indicative of a high rate of transiency and instability creating a number of social problems in all areas of the community, e.g., schools, churches, social institutions, etc.

C. Economic Conditions

The Project Area is currently zoned Neighborhood Residential (NR-6).

SECTION 10: A DESCRIPTION OF ANY TAX INCENTIVES OR OTHER FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS FOR PROJECTS LOCATED IN THE PROJECT AREA

The following generally describes tax or other incentives which the Agency intends to offer within the Project Area to developers in consideration for constructing and operating the proposed development. The Agency may offer other incentives and use tax increment in other ways, as authorized and provided for in the Act.

The Agency intends to use a combination of tax increment from the Project Area and tax increment from other project areas where allowed by law, subject to Agency discretion and only to the extent tax increment funds are available, to help pay for the costs associated with the development of the Project Area (the "Reimbursed Costs"). Reimbursed Costs may include costs for such items as public infrastructure improvements, Agency requested off-site improvements and upgrades and on-site upgrades, land write downs, desirable Amended Project Area

improvements and other items as approved by the Agency. Payment to the City or developer for Reimbursed Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receive funds, the Agency expects to pay the City or developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances.

SECTION 11: DESCRIPTION OF ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE DEVELOPMENT

A. Public Benefit Analysis

The following is an analysis of the public benefit to be derived from the financial assistance and other public subsidies provided to participants for proposed development in the Project Area:

1. An evaluation of the reasonableness of the costs of the proposed Project Area development shows that it is consistent with development costs of other residential subdivisions in the local market area.

2. Efforts that have been, or will be made, to maximize private investment include the owners' commitment to achieve a consistent design throughout the development and to add features and amenities to maximize value for prospective homeowners. Specifically, the owners will dedicate land for trail corridors, a city park and other open space, and possibly a church. The property will be marketed and will benefit from additional publicity through the process of creating the Project Area.

3. The rationale for use of the Project Area funds is based on the need to further diversify the stratification of housing options within Logan City, particularly in an area of the City where these are predominantly multi-family. The lack of larger lots and homes forces many expanding households to move out of Logan as needs and preferences evolve, which transiency is disruptive to local schools. Specifically, the Project Area funds will balance the economics of developing larger lots such that the developer's opportunity cost of developing smaller lots will be mitigated.

4. An analysis of whether the proposed Project Area development might reasonably be expected to occur in the foreseeable future solely through private investment demonstrates that this would not occur. The development of larger lot sizes with larger homes is unlikely to be realized, particularly in an area with housing that is predominately multi-family, given the greater profit potential associated with the development of smaller lots.

5. An estimate of the total amount of Project Area funds that the Agency intends to spend on Project Area development and the length of time over which the Project Area funds will be spent is \$1,918,164 over 10 years.

B. Beneficial Influences upon the Tax Base of the Community

Real property tax revenue is projected to accrue to the tax base of the community and/or the state as a result of the subject development. As a result of the development in the Project Area, by the year 2027, the annual property tax alone is expected to increase by about \$344,000 over and above the 2016 \$4,588 property tax amount.

C. Associated Business and Economic Activity Likely to Be Stimulated By the Development

Please refer to the information set forth above. Also, other direct and indirect benefits will accrue to various businesses whose products or services are currently underutilized, that will be needed by those constructing improvements in the area. Additionally, induced benefits are expected to accrue to businesses such as existing food services, business services, specialty retail and retail services as personal income is generated as a result of the development, construction and sales activities within the project area.

D. Adoption of the Proposed Community Reinvestment Project Area Plan is Necessary and Appropriate

Based on the analysis set forth herein, it is concluded that the adoption of the proposed Community Reinvestment Project Area Plan is necessary and appropriate to facilitate the undertaking of the proposed Project Area development.

SECTION 12: OTHER REDEVELOPMENT PLAN OBJECTIVES AND PROVISIONS

The proposed Community Reinvestment Project Area Plan will be subject to interlocal agreements with the other taxing entities.

EXHIBIT "A"



EXHIBIT "B"

